



BY MESSENGER

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June 17, 2024  
  
The Honorable Adrienne Adams  
Speaker  
New York City Council  
City Hall  
New York, NY 10007

Dear Speaker Adams:

This notice is being submitted to you pursuant to Title 22 of the Administrative Code of the City of New York, Chapter 8, Subchapter 2, §22-822, with respect to the New York City Industrial Development Agency project (the "Project") described below:

Project Description:

1. **Name of assistance recipient:** Lobelia Clean Energy LLC, a Delaware limited liability company (the "Company"). The Company is a wholly owned subsidiary of NineDot Energy, LLC ("NineDot"). NineDot is a community distributed energy generation developer.
2. **Project location:** 4448-4452 Park Avenue, Bronx, New York 10457.
3. **Description of the Project:** The Company is seeking financial assistance in connection with the construction and equipping of two battery energy storage systems with an estimated total capacity of 9.8 Megawatts (MW) each consisting of (i) batteries and other equipment, including transformers, switchboards and breakers, metering 39.2 MW hours of energy storage capacity total per day (collectively, the "Battery System"); and (ii) two solar canopy systems consisting of a photo-voltaic system mounted on the roof of a vault that will house switchgears and metering for the battery systems, with an estimated solar power generation of 120 kilowatt hours total per day (the "Solar System"). The two battery energy storage systems and Solar System will total 1,640 and 1,010 square feet, respectively, and will be located on a to-be-reapportioned parcel of land totaling 10,575 square feet located at 4448-4452 Park Avenue, Bronx, New York (the "Facility"). The Facility will be owned by the Company and operated as a Battery System capable of charging from and discharging into the New York power grid, as well as a Solar System connected to the Battery System.
4. **Estimated Project budget:** \$32,340,000.
5. **Explanation of how City assistance, funding or benefits will be used:** The recipient will receive the following financial assistance in order to induce the recipient to complete the Project and operate the Facility for the intended Project purposes: (i) partial exemption from City and State mortgage recording taxes and (ii) exemption from City and State sales and use taxes.



Please contact the undersigned at (212) 312-3806 if you have any questions.

Very truly yours,

A handwritten signature in black ink that reads 'Emily Marcus Falda'.

Emily Marcus Falda  
Executive Director, Build NYC and NYCIDA